

# Key Strategies

## Admiral Residential Urban Village 1998 Plan

## **Key Strategy 1**

### **Improve the Existing Character and Enhance the Community's Identity of the Admiral Residential Urban Village and Surrounding Neighborhood**

#### **Key Strategy 1 Vision Statement**

Our vision for the Admiral neighborhood, derived from our heritage as Seattle's first neighborhood, is of an ideal American small town; a safe refuge from the hustle and bustle of big city life, as Seattle continues to grow.

Families, of all descriptions, live along clean, tree-lined streets, in well-made, single-family houses, or in equally well-made duplexes, condos, or apartment buildings.

Parks, playgrounds, and everyday goods and services are within easy reach. Access within the Admiral neighborhood and to other parts of town is convenient with a variety of transportation modes.

Sustaining this growth and development, will be a business district which is responsive to local needs for goods and services, and which provides local employment opportunities.

Density will be clustered in the traditional American village style, with perhaps, a town square as a focus, and with plenty of underground parking. Basic esthetic guidelines will govern all construction projects, to assure the quality atmosphere of the Admiral neighborhood, yet keep housing and business affordable.

Places where we can experience nature are a critical part of our vision for the Admiral neighborhood. We envision preserving all undeveloped open space, preventing landslides, landscaping our public places, and continuing the legacy of the Olmsted Brothers' work by carefully designing our parks, and supporting tree-planting programs.

We envision zoning and building codes that preserve our open air and our views of mountains and water for the benefit of the general public.

We envision an Admiral neighborhood where single-family areas abut multifamily, or business areas, special design standards will prevent visual intrusions on privacy, the blocking of light and views, and the congestion of additional traffic and parking. Basic esthetic guidelines will govern all construction projects, to assure the quality atmosphere of the Admiral neighborhood, yet keep housing and business affordable.

An ideal Admiral community would have plenty of parking and improved safety on our streets. There would be high quality educational programs and facilities, a local library and community center that keep up with demands, and a network of active community organizations, health care, police, and fire facilities, and social services. There would also be a business district which is responsive to local needs for goods and services, and which provides local employment opportunities.

Natural amenities will be an important part of every construction project, and will neutralize the intrusive potential of increased density.

### **Admiral Residential Urban Village Character Plan, Public Design Elements and Design Guidelines**

The Admiral Residential Urban Village has maintained a small village-like character, despite recent citywide development pressures. In order to maintain the elements that give the Village it's character, and to enhance those elements, which the neighborhood would like to reinforce as growth occurs, the Admiral Planning Coalition has developed the following Admiral Residential Urban Village Character Plan. This Character Plan was developed to guide future development and was used in developing the Design Guidelines specific to the Admiral neighborhood.

The Admiral Design Guidelines are included in the appendix to this Plan.

In addition to identifying the current character, the Admiral Residential Urban Village Character Plan includes several land use recommendations intended to preserve single family neighborhoods surrounding the urban village and improve the character of the Admiral Residential Urban Village.

### **Policies, Goals, Objectives and Recommendations**

#### **General Goals**

**Goal 1.1:** Improve the existing character of the Admiral Residential Urban Village as identified by the following Admiral Residential Urban Village Character Plan.

#### **1. ADMIRAL RESIDENTIAL URBAN VILLAGE CHARACTER PLAN**

The Admiral Residential Urban Village Character Plan addresses development opportunities and constraints. This Plan provides an analysis of characteristics and relationships to be either mitigated or enhanced within the Village. In doing so, it provides the overall framework for improvements within the Urban Village. This plan does not replace zoning. It shows potential developers the community's vision for locations of development types and land uses. By either concentrating

complementary uses or separating conflicting uses, the Admiral Planning Coalition hopes the Urban Village can gracefully accommodate a diverse mix of businesses and residences. This Plan also encourages both public and private development to focus on locations that work with the community's vision.

The Admiral Residential Urban Village Character Plan addresses the following:

- Elements of the Admiral Residential Urban Village's existing character that should be preserved and built upon.
- The Admiral Residential Urban Village's valued view corridors.
- Linkages between key places that should be preserved or enhanced.
- Transitions where buffers should be maintained or developed.
- Key pedestrian areas where walkability should be enhanced.
- Areas where types of businesses should focus (for example restaurant and entertainment, services, public uses, etc.)

#### **A. General Issues**

There is a strong belief, among the Admiral Planning Coalition, that part of the negative aspect of recent developments is due to land use code variances and conditional use permits.

**Policy 1.1:** Neither variances nor conditional uses be permitted unless it can be clearly shown, through a very public process, with meaningful community input, that granting the conditional use or variance enhances the Admiral neighborhood. Requiring this enhanced meaningful community input will require a change to the Seattle Land Use Code.

- The Coalition does not, at this time, envision an instance where a variance or conditional use would enhance the Admiral neighborhood: The Coalition, does recognize that, if in the future it can be shown that a variance or conditional use would enhance the neighborhood, a variance or conditional use should be allowed.)

**Recommendation 1.1:** The City and the Admiral community should work together to develop a process where the community can provide enhanced and meaningful input into the conditional use and variance granting process (where community desires carry more weight than they

currently do).

**Recommendation 1.2:** The Planning Coalition recommends that existing zoning should remain with no changes within the Admiral Residential Urban Village because of the Coalition's strong desire to maintain the existing character of the community. Refer to Key Strategy Figure 1, Current Zoning and Key Strategy Table 1, Existing Zoning Categories and Development Standards Summary.

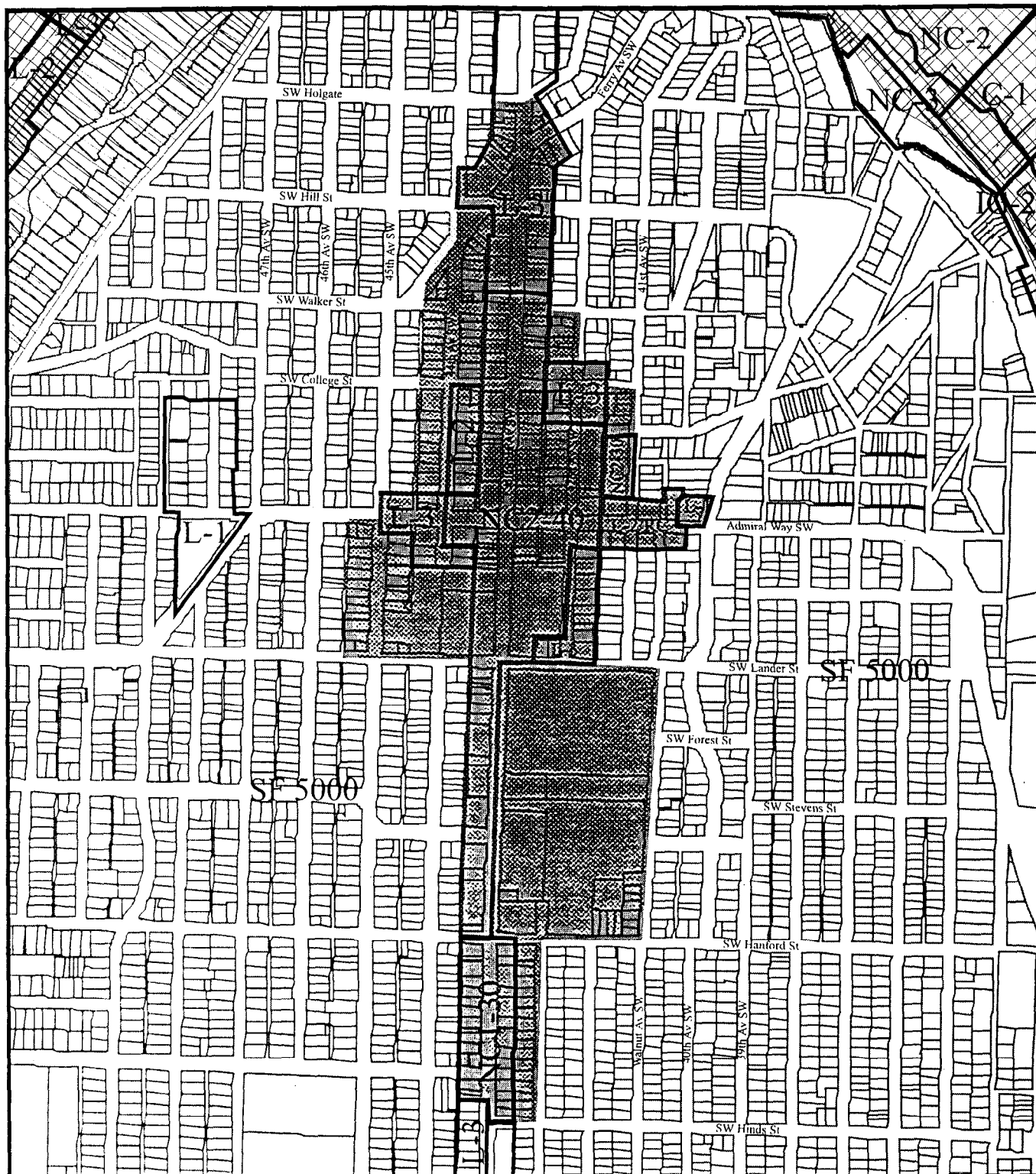
**Policy 1.2:** To enhance the existing character of the neighborhood, buildings should not exceed the following heights, unless it can be clearly shown, through a very public process with meaningful community input, that increasing the height enhances the Admiral neighborhood (this includes height increases allowed for sloped roofs):

- 40 feet for NC2-40,
- 30 feet for NC2-30 and L3, and
- 25 feet for L2 and L1 zones.

This will require a change to the Seattle Land Use Code. See Key Strategy Figures 2 and 3, Streetscape Elevations.

- The Coalition does not, at this time, envision an instance where exceeding the height limits just noted would enhance the Admiral neighborhood: The Coalition, does recognize that, if in the future it can be shown that exceeding this height would enhance the neighborhood, exceeding these height limits should be allowed.)

**Recommendation 1.4:** The City and the Admiral community should work together to develop a process where the community can provide enhanced and meaningful input into any height increasing exceptions including that for sloped roofs (where community desires carry more weight than they currently do).

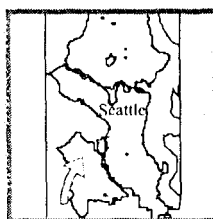


Key Strategy Figure 1 - Current Zoning  
Admiral Residential Urban Village





Our view of Seattle



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Architecture



Vicinity Map

-  SF 7200 Overlay District
-  Shoreline Overlay District
-  Residential Urban Village Boundary
-  Land Parcels

# ZONING CATEGORIES AND DEVELOPMENT STANDARDS

## SINGLE FAMILY RESIDENCE ZONES (adopted 1982)

ZONING	MINIMUM LOT AREA	PERMITTED USES
SF5000	5,000 sq ft lot area	Single family houses. Also permitted: parks, playground, schools

## MULTIFAMILY RESIDENCE ZONES (adopted 1982, revised 1989)

ZONING	NAME	MIN. LOT AREA (sq. ft.)	MAX. HEIGHT (ft.)	TYPE OF DEVELOPMENT
L1	Lowrise 1	1,600	25	Two-to three-story ground-related units with private open space at ground level such as duplexes, triplexes, townhouses.
L2	Lowrise 2	1,200	25	Two-to three-story small walk-up residential buildings and ground-related units such as duplexes, triplexes, fourplexes, townhouses
L3	Lowrise 3	800	30	Three-story walk-up apartment, townhouses, terraced housing.

## NEIGHBORHOOD COMMERCIAL ZONES (adopted 1982, revised 1989)

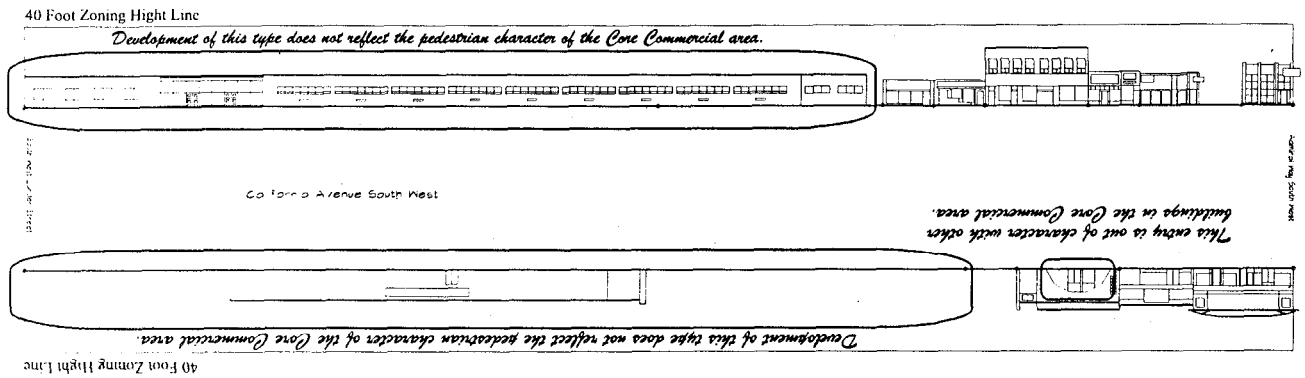
ZONING	NAME	MAX. HEIGHT (ft.)	TYPE OF DEVELOPMENT
NC1	Neighborhood Commercial 1	30	Small convenience shopping area serving immediate residential area. Mixed use development. Small scale, pedestrian-oriented.
NC2	Neighborhood Commercial 2	30, 40	Mix of retail sales and services, convenience to specialty, primarily non-auto-oriented. Mixed use development.

## Key Strategy Table 1 – Existing Zoning Categories and Development Standards Summary

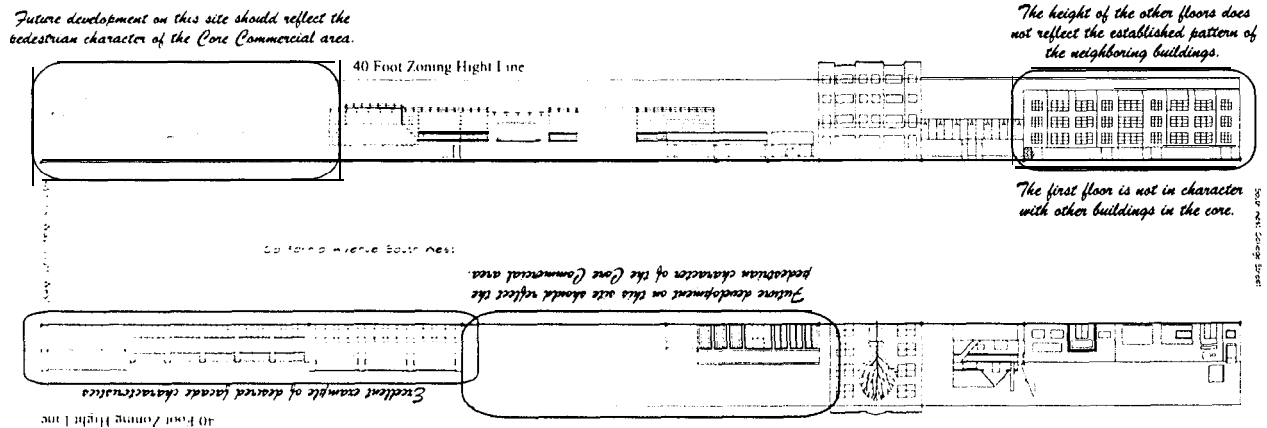
*Our view of Seattle*



Admiral Residential  
Urban Village

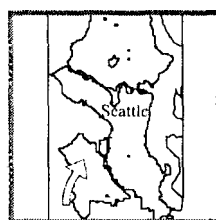


## Existing California Avenue South West Between South West Lander Street and Admiral Way South West



## Existing California Avenue South West Between Admiral Way South West and South West College Street

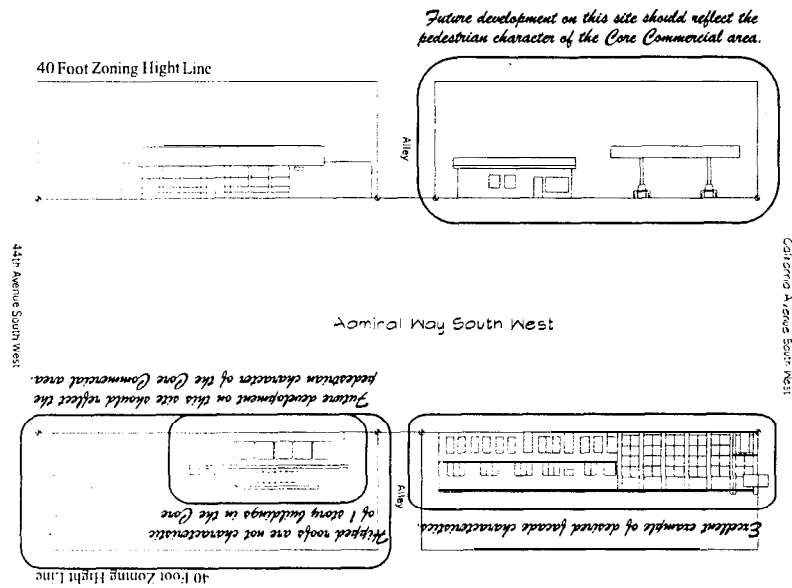
# Key Strategy Figure 2 - Streetscape Elevations Admiral Residential Urban Village



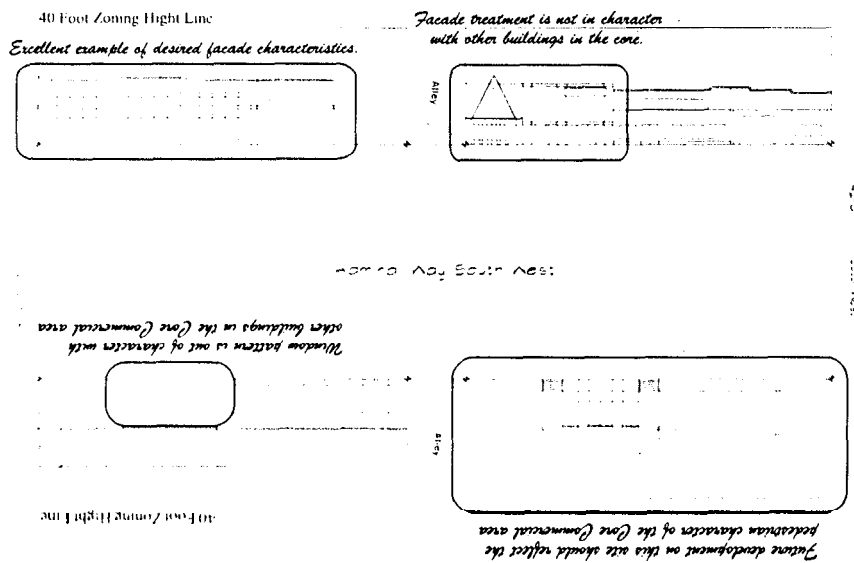
Vicinity Map

Note: These elevations are schematic. They are intended to illustrate issues and are not necessarily accurate representations of the building facade.



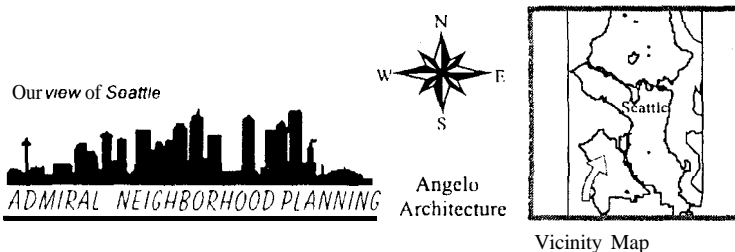


Existing Admiral Way South West Between 44th Avenue South West and California Avenue South West



Existing Admiral Way South West Between California Avenue South West and 42d Avenue South West

## Key Strategy Figure 3 - Streetscape Elevations Admiral Residential Urban Village



Note: These elevations are schematic. They are intended to illustrate issues and are not necessarily accurate representations of the building facade.

**Recommendation 1.4.1:** To enhance the character of the Admiral neighborhood and improve the pedestrian experience, pedestrian centers should be recognized and reinforced through public and private expenditures in quality public amenities, where practical, that are called for in this Plan. These include enhancing the street tree canopy, quality street furniture, including public benches and trash receptacles, and enhanced pedestrian street crossings. For the location of existing and potential pedestrian activity centers, see Key Strategy Figure 4, Existing Activity Centers and Key Strategy Figure 5, Potential Activity Centers.

## **B. Neighborhood Inventory, Streetscape and Parks**

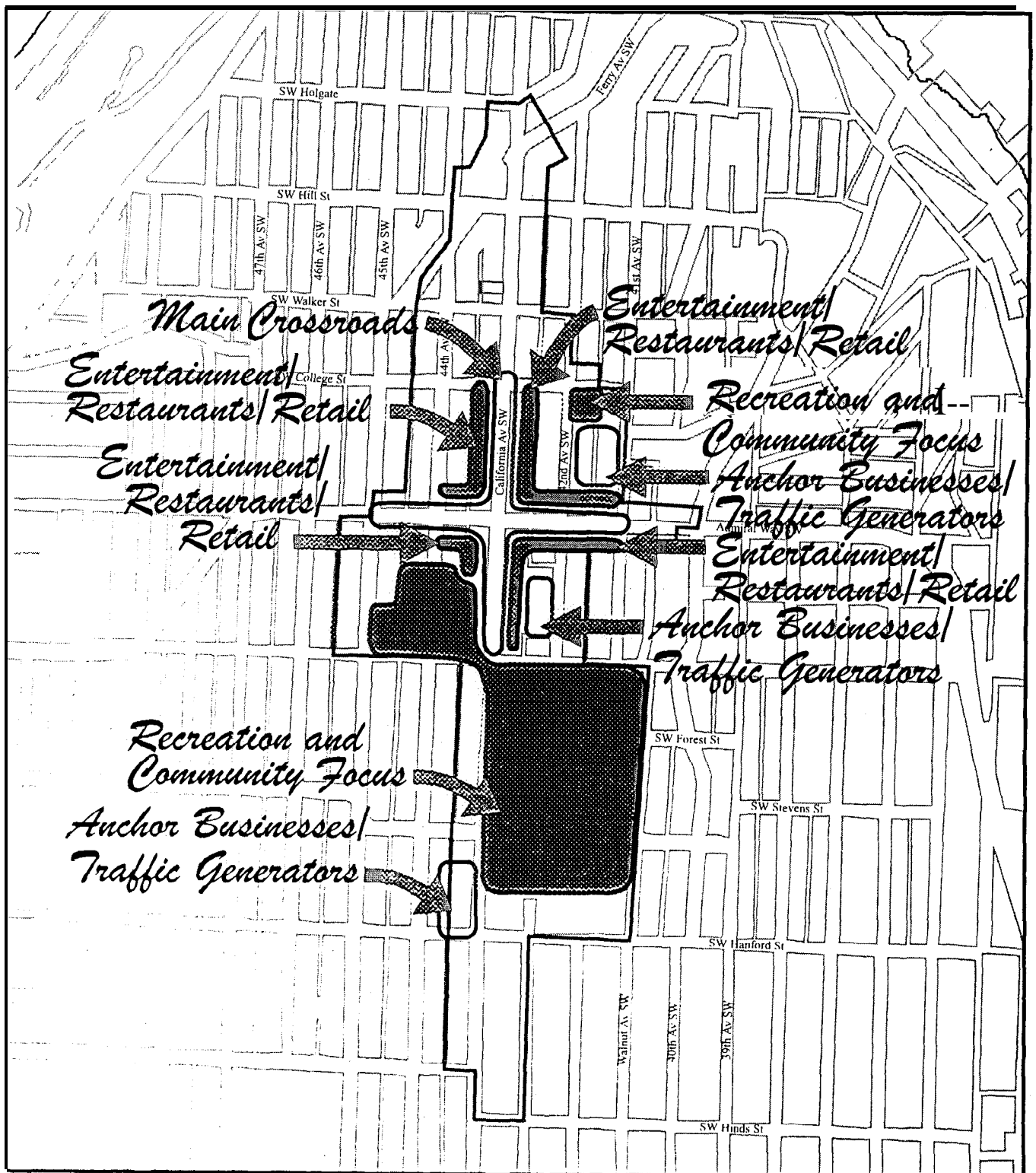
The Admiral Residential Urban Village has a rich and varied character. The village contains several destination activities such as the Admiral Theater, Admiral Thriftway, PCC, the West Seattle Library, West Seattle High School and several specialty stores, restaurants and churches. (See Key Strategy Figure 6, Destination Activities.)

**Recommendation 1.5:** To enhance the Village, these destination activities should be thought of as key community activities that nearby development should complement.

The Village has several older buildings that enhance the overall Admiral Residential Urban Village character. (See Key Strategy Figures 7, 8, 9 and 10, Significant Older Buildings.)

**Recommendation 1.6:** The facades of these older structures should be retained and new development nearby should complement them aesthetically.

A major contributor to quality and character of the Admiral community is the quality of the streetscape and parks. (The streetscape is the appearance of the community from the streets.) The design guidelines developed by the Planning Coalition address how new building development can enhance the quality of the streetscape. Another factor to enhance the streetscape is the maintenance of the existing street tree canopy and an aggressive campaign to provide additional street trees throughout the residential urban village and the outreach area. Key Strategy Figure 11, Streetscape and Parks, shows the streets and parks within the Admiral Residential Urban Village.

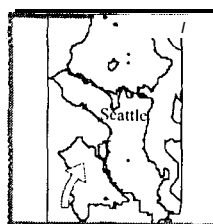


Key Strategy Figure 4 - Existing Activity Centers  
Admiral Residential Urban Village

Our view of Seattle



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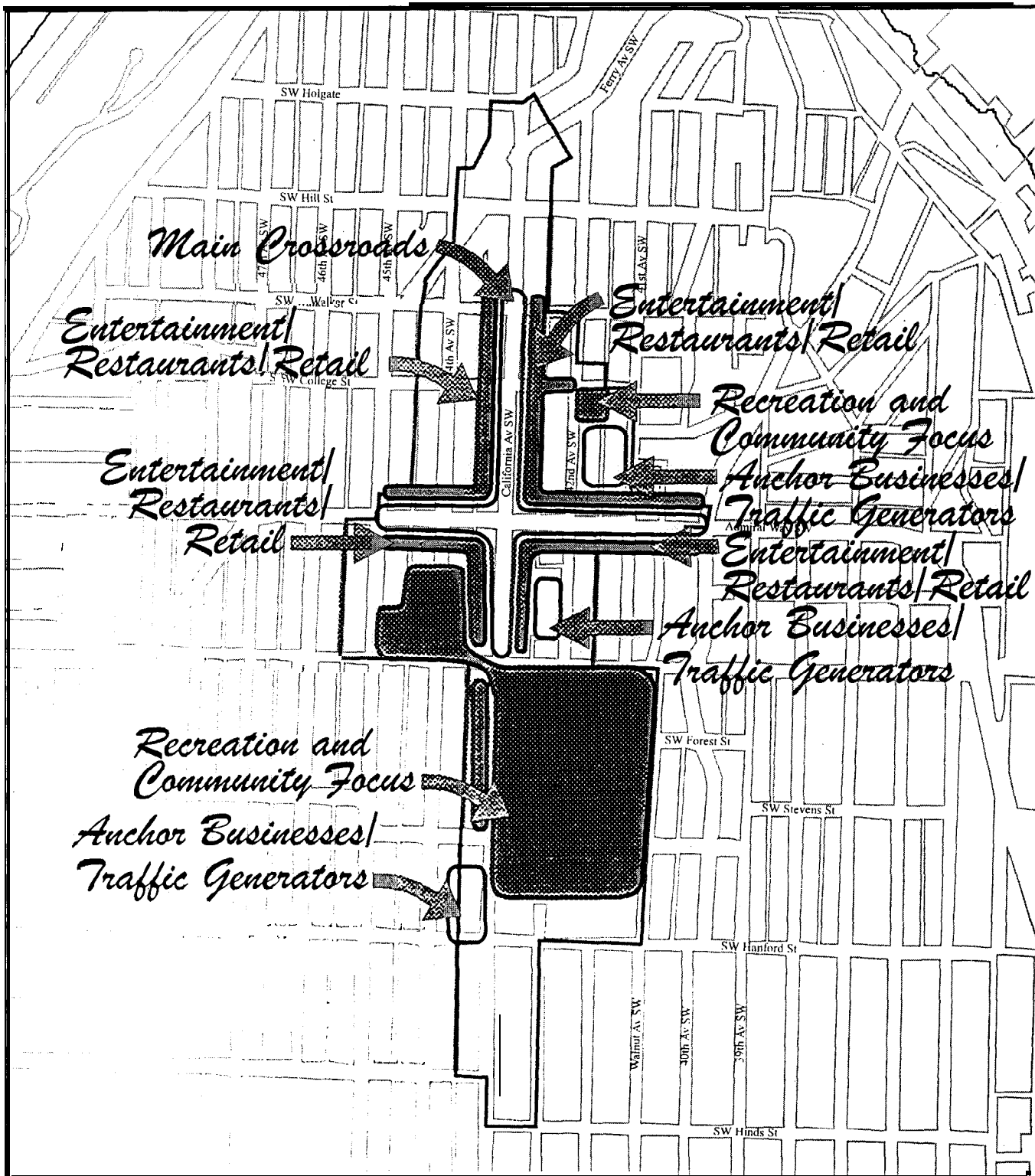
Vicinity Map



Pedestrian Centers

Residential Urban Village Boundary

Land Parcels

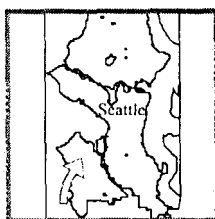


Key Strategy Figure 5 - Potential Activity Centers  
Admiral Residential Urban Village

Our *view* of Seattle



ADMIRAL NEIGHBORHOOD PLANNING



Vicinity Map



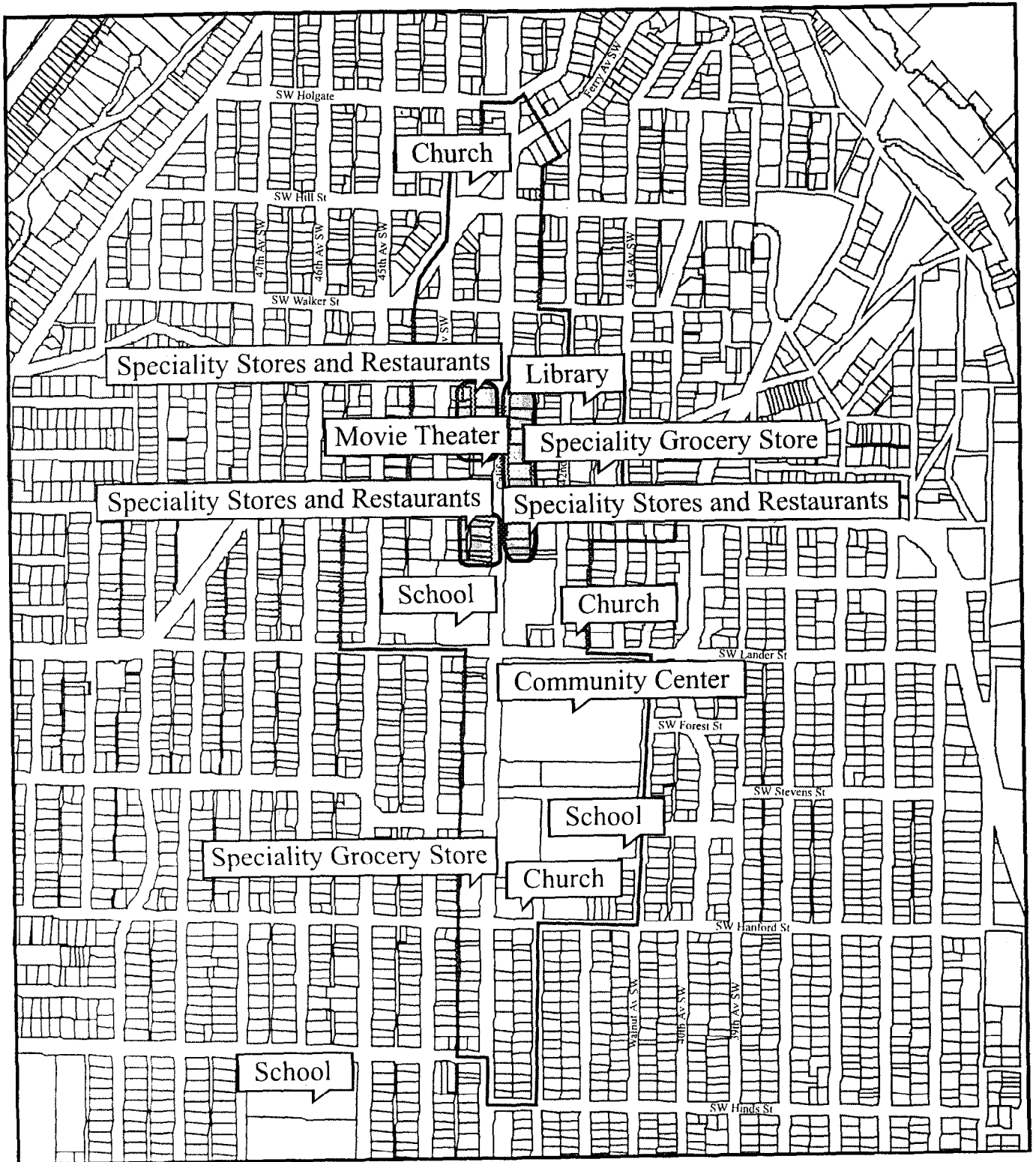
Pedestrian Centers



-- Residential Urban Village Boundary



— Land Parcels

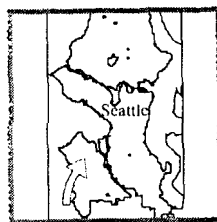


Key Strategy Figure 6 - Destination Activities  
Admiral Residential Urban Village

Our view of Seattle

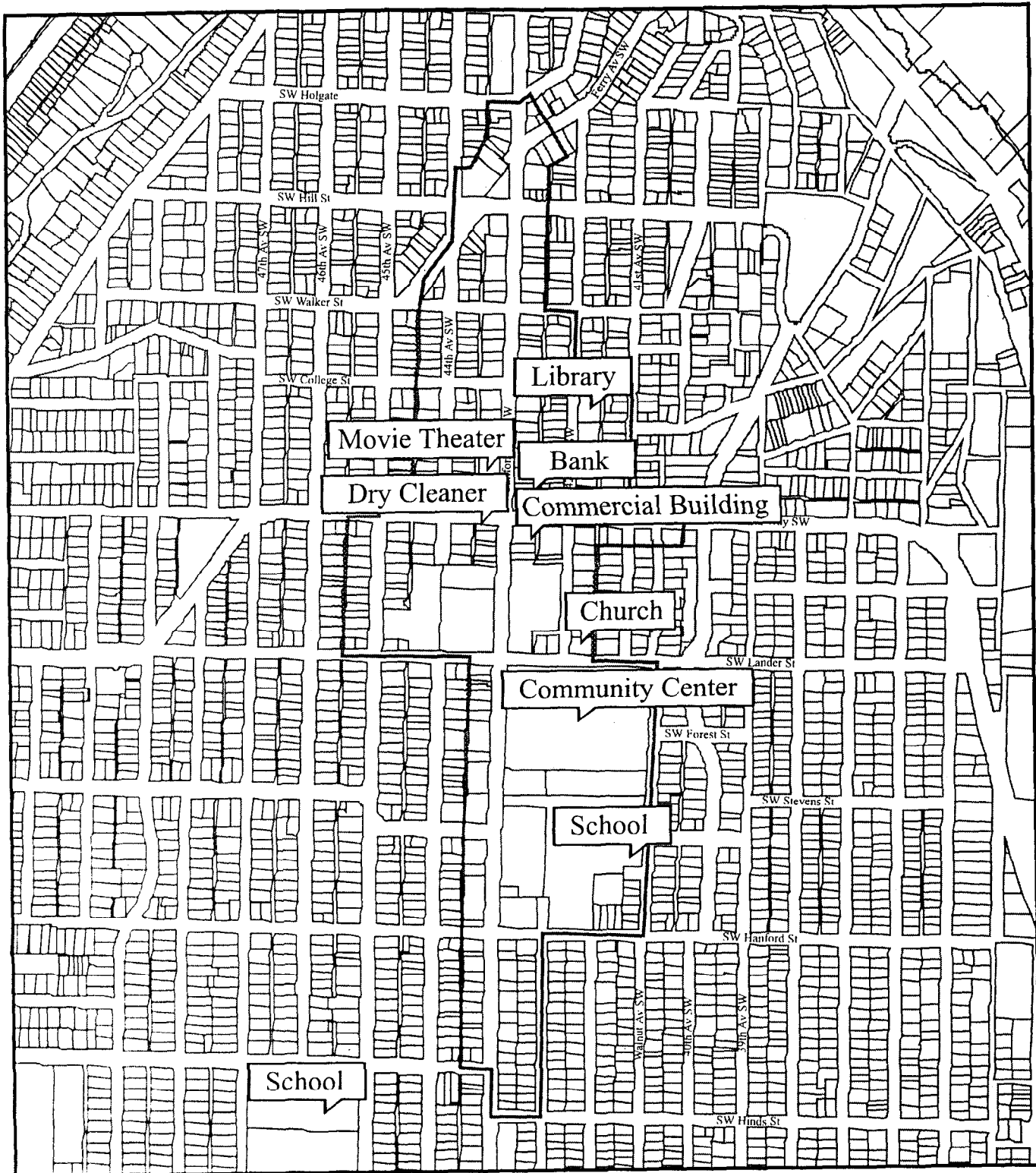


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Vicinity Map

- Residential Urban Village Boundary
- Land Parcels



Key Strategy Figure 7 - Significant Older Structures  
Admiral Residential Urban Village



Library

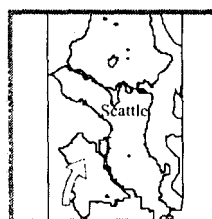


Bank

## Key Strategy Figure 8 - Significant Older Structures Admiral Residential Urban Village



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Vicinity Map



Commercial Building



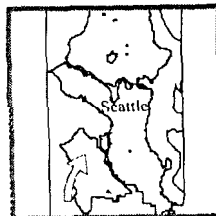
Dry Cleaner

## Key Strategy Figure 9 - Significant Older Structures Admiral Residential Urban Village

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Vicinity Map





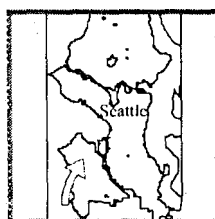
Admiral Theater

## Key Strategy Figure 10 - Significant Older Structures Admiral Residential Urban Village

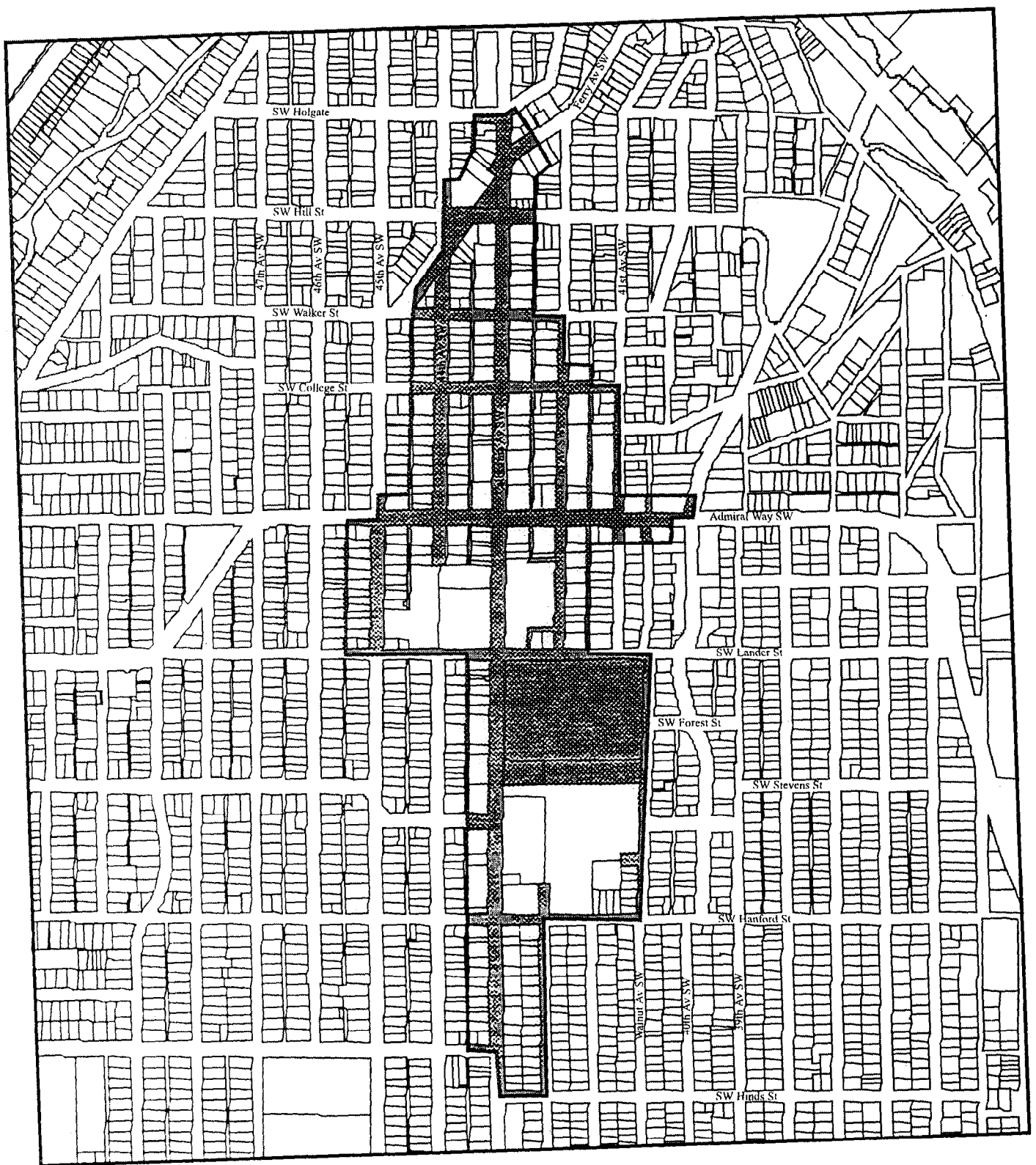
Our view of Seattle



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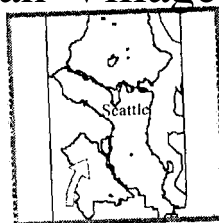
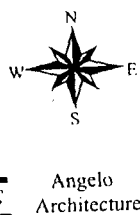


Vicinity Map






Key Strategy Figure 11 - Streetscape and Parks  
Admiral Residential Urban Village

Our view of Seattle



Vicinity Map

-  Designated Open Space
-  Residential Urban Village Boundary
-  Land Parcels

Though they vary from street to street, looking down any street in the village is a delightful experience. See Key Strategy Figure 12, Streetscape Views and Key Strategy Figures 2 and 3, Streetscape Elevations. Views down the street should be maintained and not obstructed by overhead utilities.

**Recommendation 1.7:** All utilities should be placed underground to enhance the streetscape and overall character of the Admiral Residential Urban Village.

**Recommendation 1.8:** Microwave transmitters and receivers should be visually unobtrusive to enhance the streetscape and overall character of the Admiral Residential Urban Village.

### **C. Parking**

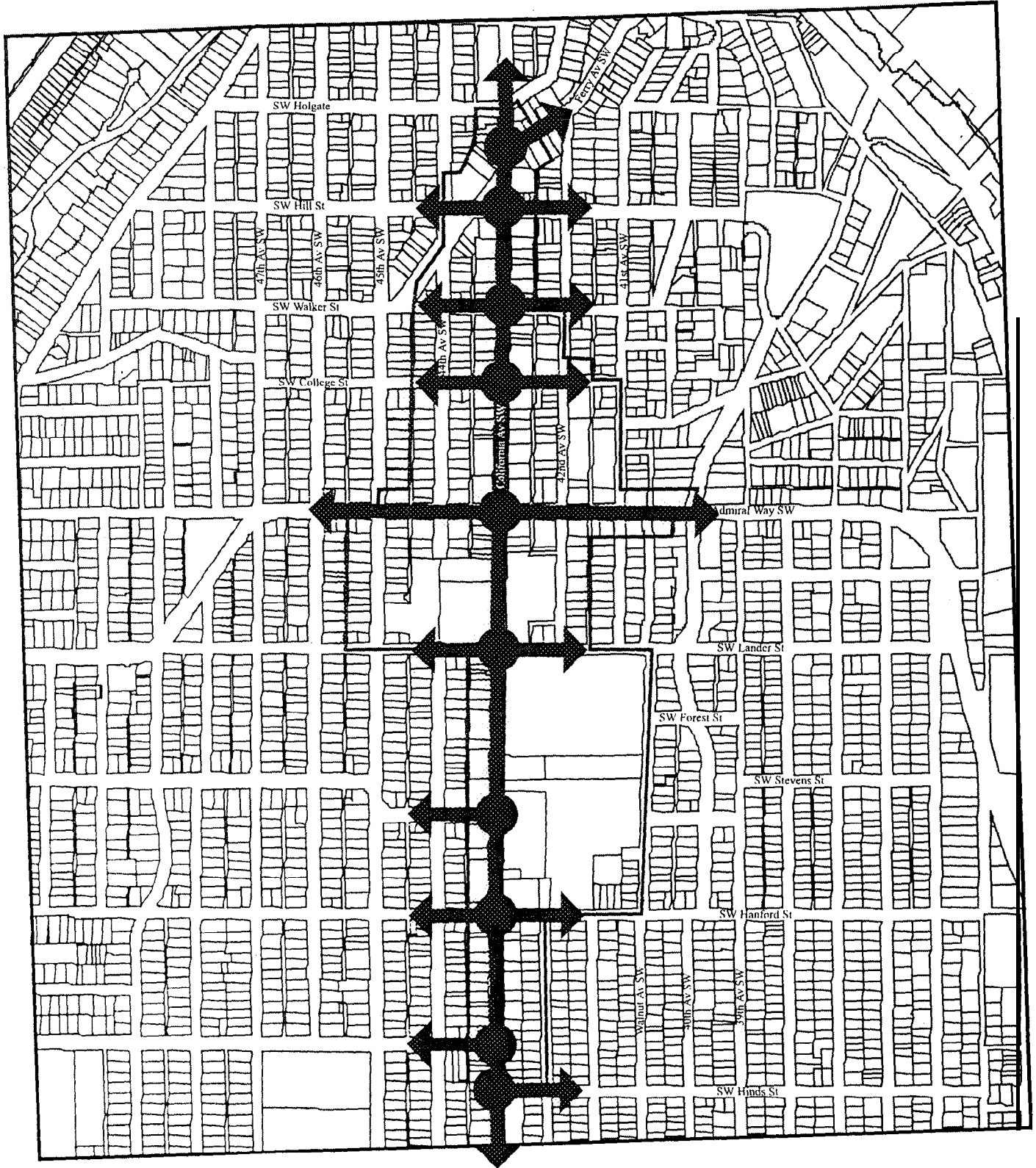
Because of the METRO bus circulation pattern and the shopping and entertainment patterns of customers within the Core Commercial Area, the private automobile is the primary source of delivering customers.

**Policy 1.3:** This plan encourages no further reductions in parking requirements for any use unless it can be clearly shown, through a very public process with meaningful community input, that reducing parking requirements enhances the Admiral neighborhood. This will require a change to the Seattle Land Use Code.

**Recommendation 1.9:** The City and the Admiral community should work together to develop a process where the community can provide enhanced and meaningful input into parking requirements (where community desires carry more weight than they currently do).

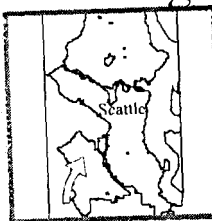
**Policy 1.4:** To relieve the current shortage of parking, this plan encourages more parking stalls be provided than are currently required. This will require a change to the Seattle Land Use Code.

**Policy 1.5:** Future developments and significant remodels should provide for 100 percent of their parking needs as determined by a parking assessment conducted by a registered traffic engineer and approved by the neighborhood. Additional spaces should be provided, if recommended, to avoid any parking spillover into neighboring streets. This will require a change to the Seattle Land Use Code.



Key Strategy Figure 12 - Streetscape Views  
Admiral Residential Urban Village

Our view of Seattle



- Views
- Residential Urban Village Boundary
- Land Parcels

**Policy 1.6:** Developments, which displace existing parking, should offer replacement spaces, or coordinate with neighborhood merchants and residents to address how best to relocate the stalls. This will require a change to the Seattle Land Use Code.

**Recommendation 1.10** This Plan encourages usable shared parking.

Key Strategy Figure 13, Existing Parking Lots, shows the location of existing parking lots. Key Strategy Figure 14, Existing and Potential Parking Lots, shows an increase and more uniform concentration of parking lots.

**Recommendation 1.11:** In recognition of the fact that adequate automobile parking and a viable pedestrian environment are difficult to achieve simultaneously, this plan encourages mixed use parking structures where on-site parking requirements may be accommodated off-site. See Key Strategy Figure 15, Proposed Above Grade Parking Structure Configuration in the Core Commercial Area.

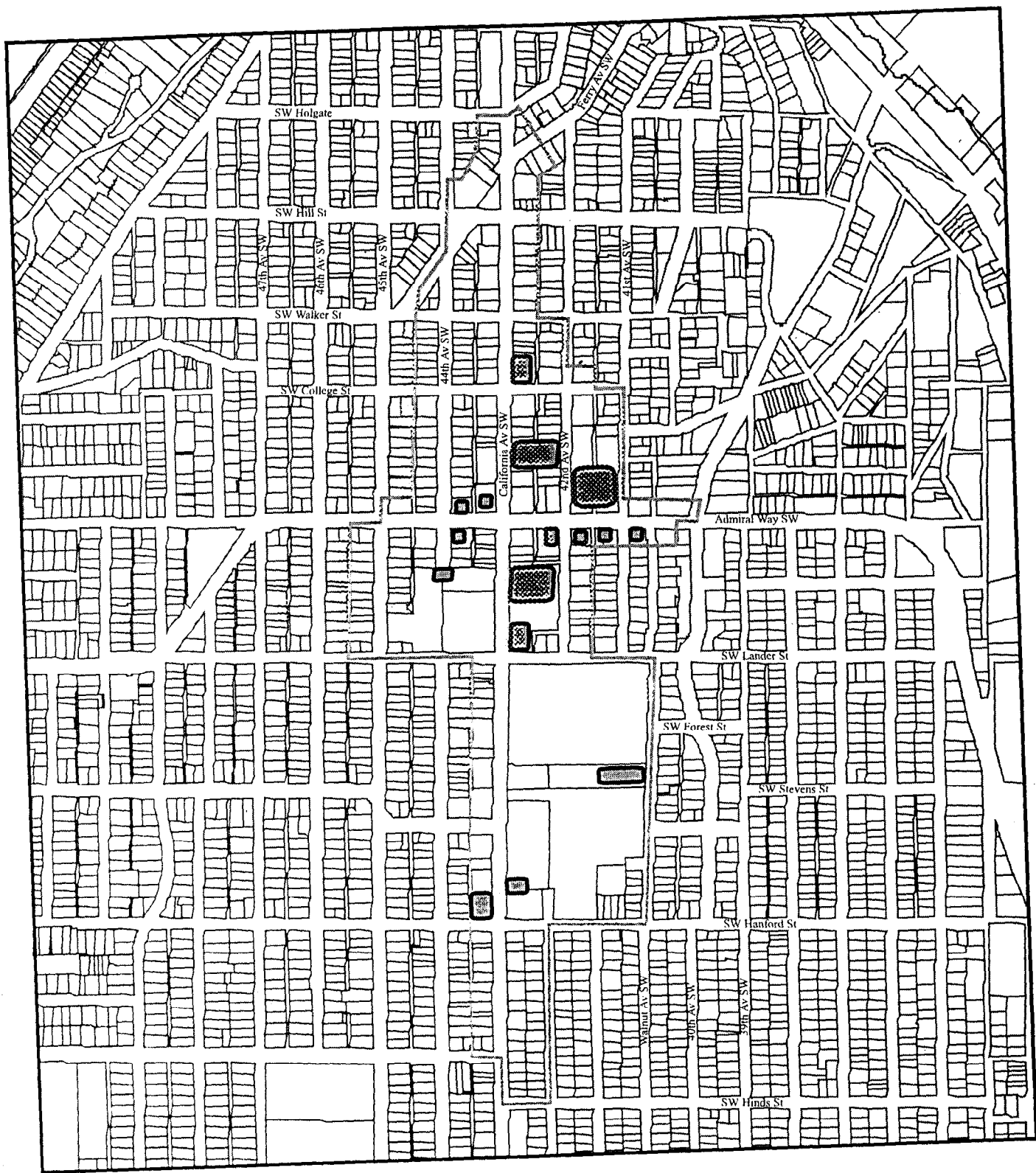
**Recommendation 1.12:** Well-lit, well-ventilated, below grade parking facilities are also encouraged. Surface parking should be located in the rear of lots. All parking access should be from the rear of the lot.

See Key Strategy 2, Alleviate Traffic and Parking Problems, for an in-depth look at parking.

#### **D. Core Commercial Area**

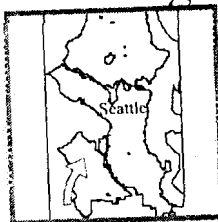
The Admiral Planning Coalition identified, within the residential urban village boundary, the core area where people can live, shop, work, gather together and find public and other private services. This core area is the center of civic, cultural and economic life for the surrounding residential area. This core area is identified on Key Strategy Figure 16, Core Commercial Area.

**Recommendation i.13:** Development within the core should enhance the existing and potential activity centers. See Key Strategy Figure 4, Existing Activity Centers and Key Activity Figure 5, Potential Activity Centers. Future development in the Core that abuts single-family zoning have the twofold task of adequately addressing the scale of the commercial street within the core and also adequately addressing the scale of the residential zone behind. It is imperative that future development does both well.



Key Strategy Figure 13 - Existing Parking Lots  
Admiral Residential Urban Village

Our view of Seattle



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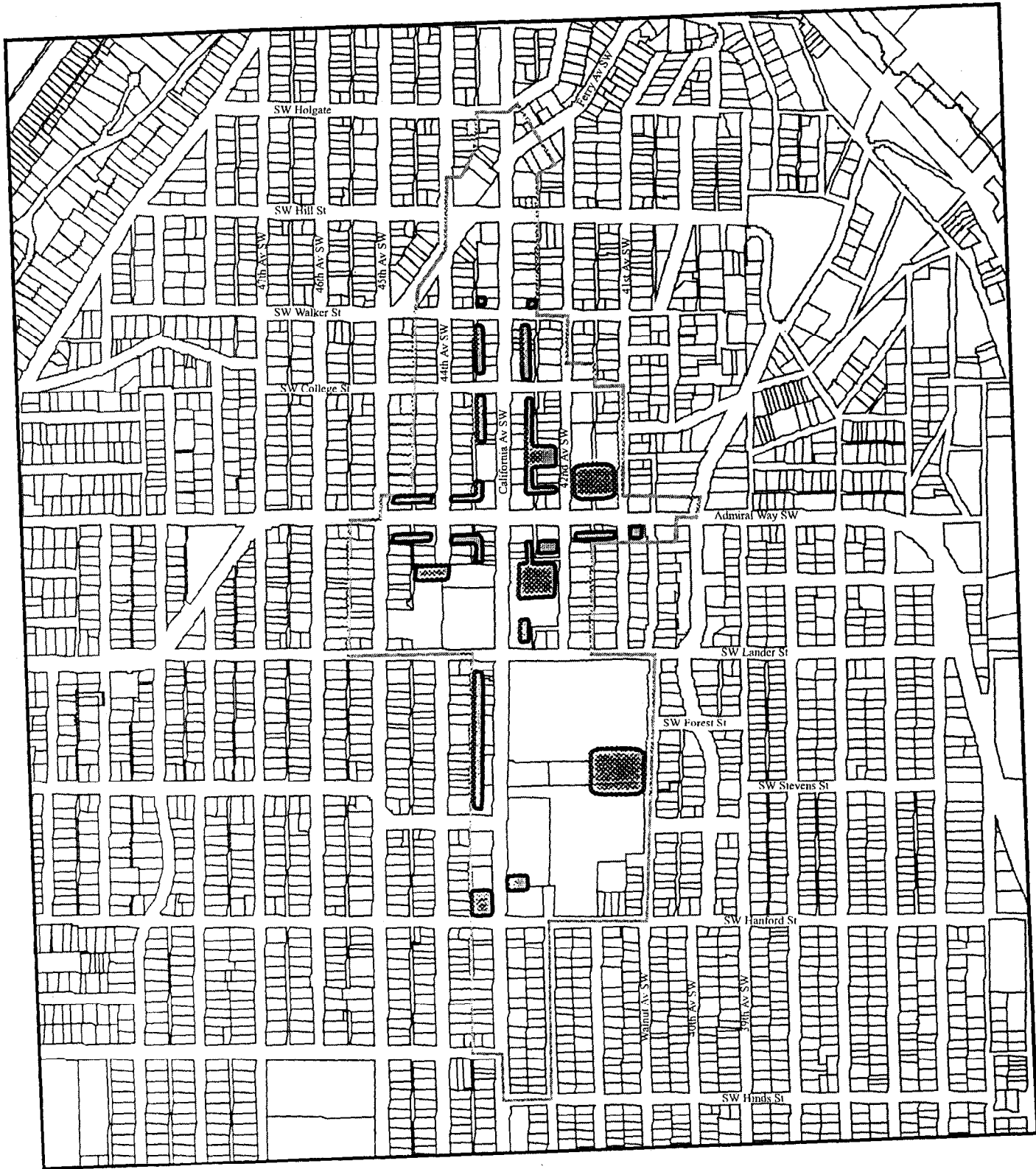
Existing Parking Lots



Residential Urban Village Boundary



Land Parcels

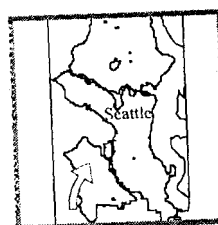


Key Strategy Figure 14 - Existing and Potential Parking Lots  
Admiral Residential Urban Village




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Vicinity Map

-  Existing and Potential Parking Lots
-  Residential Urban Village Boundary
-  Land Parcels

To enhance the Admiral Residential Urban Village Commercial Core Area's character, the area should be made more inviting for foot traffic. Two ways to achieve this are by:

**Recommendation 1.14:** Provide safer pedestrian access to stores and businesses, especially the large grocery stores and their parking lots.

**Recommendation 1.15:** Ensure the separation of cars from pedestrians.

Recognizing the benefits of an active, pedestrian oriented commercial core, the core should:

- 1) be small enough to promote pedestrian movement from business to business and
- 2) have a land use density dense enough to provide as much commercial activity as is practical.

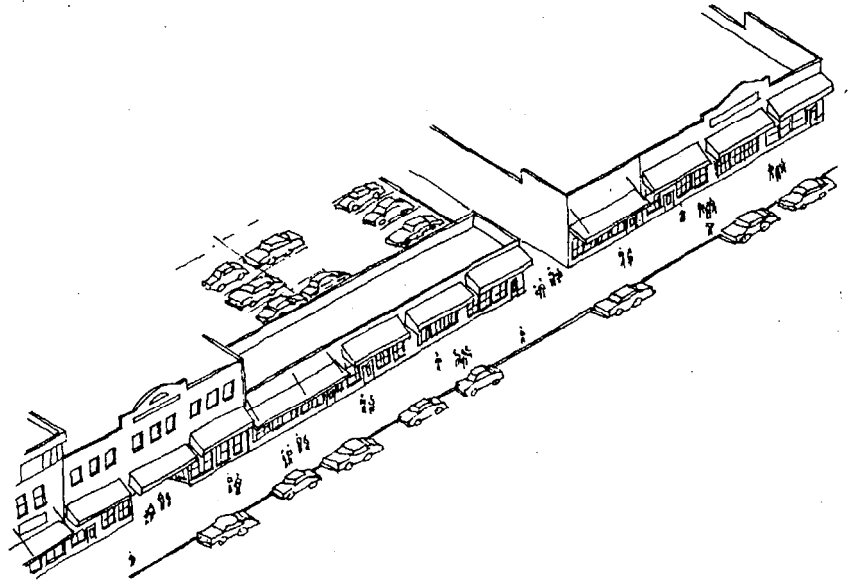
To achieve these two benefits, within the area designated as core commercial:

**Policy 1.7:** The first floor, fronting the street, should be retail commercial and the properties should be developed without side yard setbacks. The commercial use should extend from side property line to side property line. Exceptions to this would be entryways to other uses in mixed-use developments. For an example, see Key Strategy Figure 17, Desired Development Pattern in the Core Commercial Area. While the community desires retail commercial on the ground floor in the Core Commercial area, they recognize that the real estate market may not support this at this time. The first floor, therefore, should be designed for retail at a future date and may accommodate another commercial use in the interim. This will require a change to the Seattle Land Use Code.

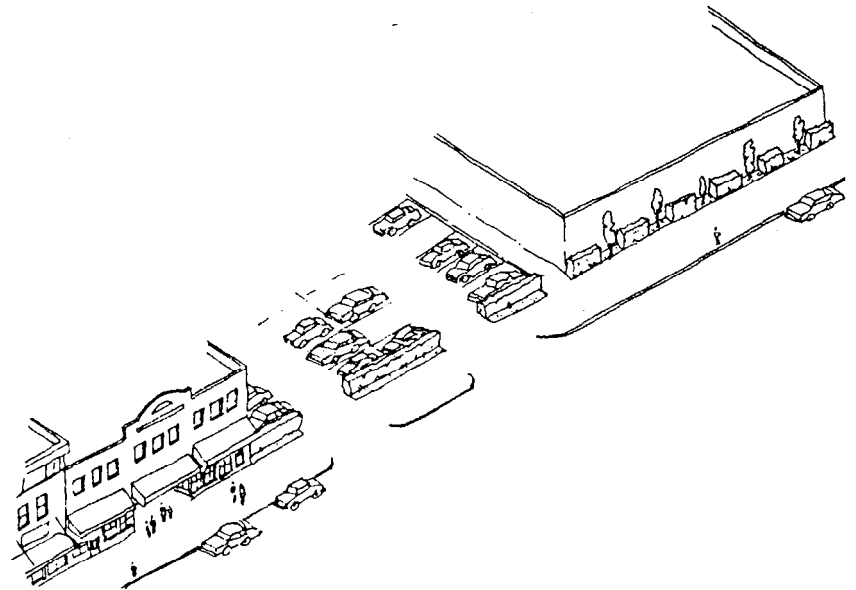
Because of the importance of the core commercial area as the economic and social heart of the Admiral community, this plan recommends the following:

**Recommendation 1.16:** Projects should support the preservation of historic buildings that have a positive impact on the character of the Admiral neighborhood. For the location of these buildings see Key Strategy Figure 7, Significant Older Structures





Desired



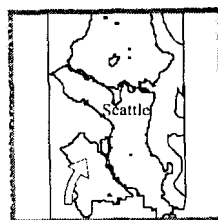
Undesired

Key Strategy Figure 17 - Desired Development Pattern in the Core Commercial Area

Our view of Seattle



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Vicinity Map

Admiral Residential  
Urban Village

**Recommendation 1.17:** Provide for more pedestrian amenities in the Core Commercial Area. The following were noted as desired pedestrian amenities in the Core Commercial area. ‘

1. Improved bus shelter aesthetics.
2. Sidewalk tree grates.
3. Pedestrian scaled lighting fixtures.
4. Better security lighting around public amenities, like bus stops and the library.
5. Attractive trash receptacles with an adequate collection schedule.
6. Attractive bike racks.
7. Banners and flower baskets on street light and utility poles.
8. Better signage for public amenity like the Community Center.
9. Improve the pedestrian experience on the East side of California Avenue South West along Hiawatha Park.
10. Esthetically pleasing public phone stations.
11. Esthetically pleasing sidewalk newspaper dispensers.
12. Mid-block pedestrian crosswalks. Especially across California Avenue in front of the Admiral Theater. (See Key Activity 2, Recommendation 2.12)
13. Improved intersections and crosswalks:
  - A. Provide handicap curb cuts at all intersections and cross walks.
  - B. Higher visibility cross walks.
    - Providing a different paving texture than the adjacent roadway.
    - at the intersection of California Avenue South West and Admiral Way South West.
    - providing lighting in the paving.
      1. Enhance intersections for the visually impaired with audible signals.
      2. Provide esthetically pleasing traffic and pedestrian signals.
      3. Provide more responsive switches for pedestrians to change the traffic light to enable them to cross the street. This could include “human sensors” in the sidewalk and paving.

- Recommendation 1.18:** Vacant shops should appear occupied and maintained in order to improve the pedestrian experience and the overall image of the Commercial Core Area.
- Recommendation 1.19:** Encourage urban furniture to enhance the pedestrian experience and the overall image of the Commercial Core Area, for example benches and bike racks.
- Recommendation 1.20:** Encourage viable outdoor space adjacent to the street right-of-way for outdoor dining and exterior retail. Design these spaces so they are pleasing to passing pedestrians when they are not in use.
- Recommendation 1.21:** Encourage pedestrian-scaled architectural features.
- Recommendation 1.22:** Enhance Hiawatha Park's entries. See Key Strategy Figure 18, Hiawatha Park Entries to be Enhanced, for the location of these entries.

## **E. Transition Building Bulk**

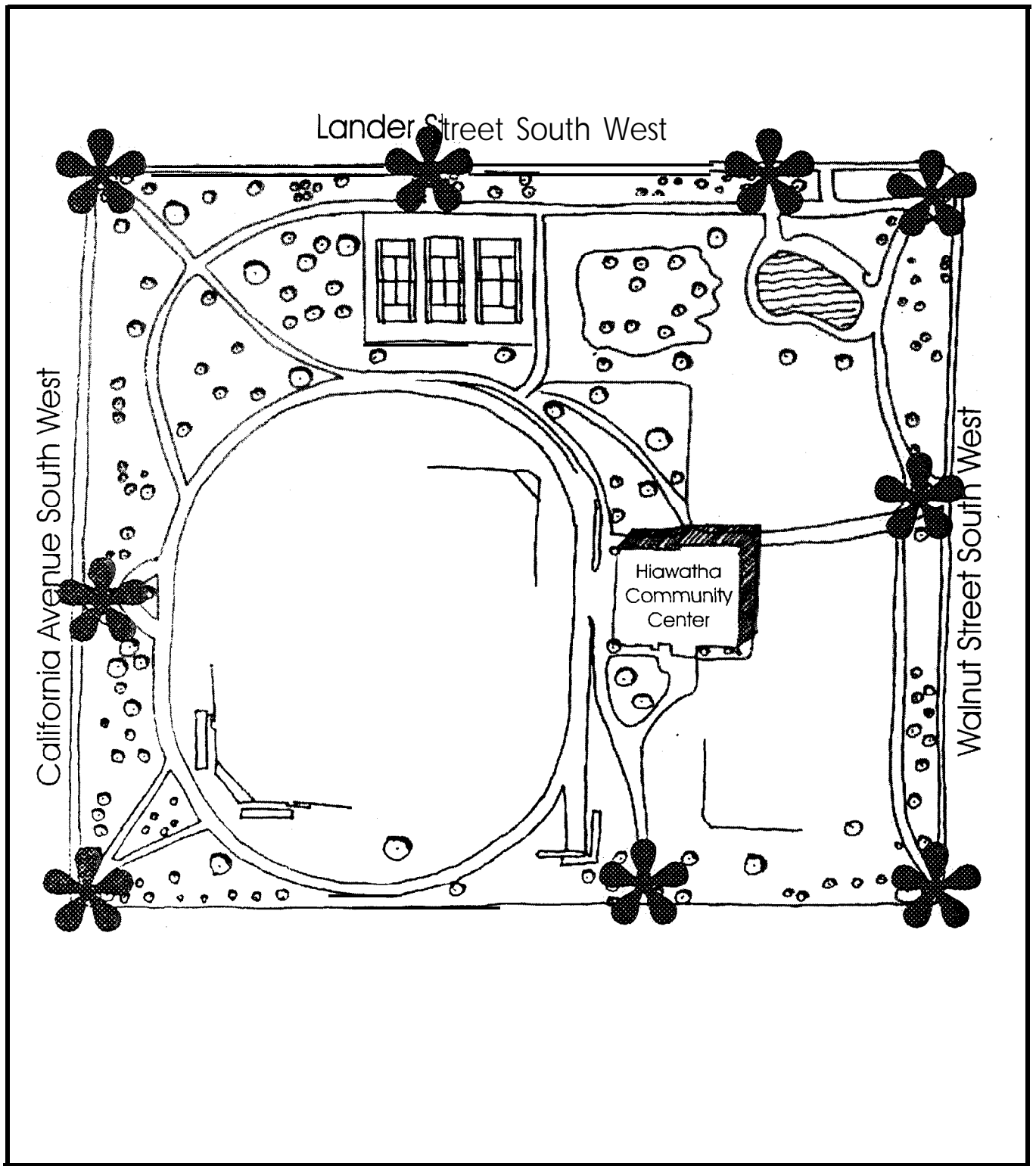
Building designs within the residential urban village should protect the surrounding single-family zoned land from the undesirable effects of adjacent higher density buildings.

- Recommendation 1.23:** Buildings on non-single family zoned parcels that are adjacent to single family zones should make every effort to minimize their impact on the single family zoned parcels. See Key Strategy Figure 19, Transition Parcels, for the location of the parcels where transition to single family zoning occurs.

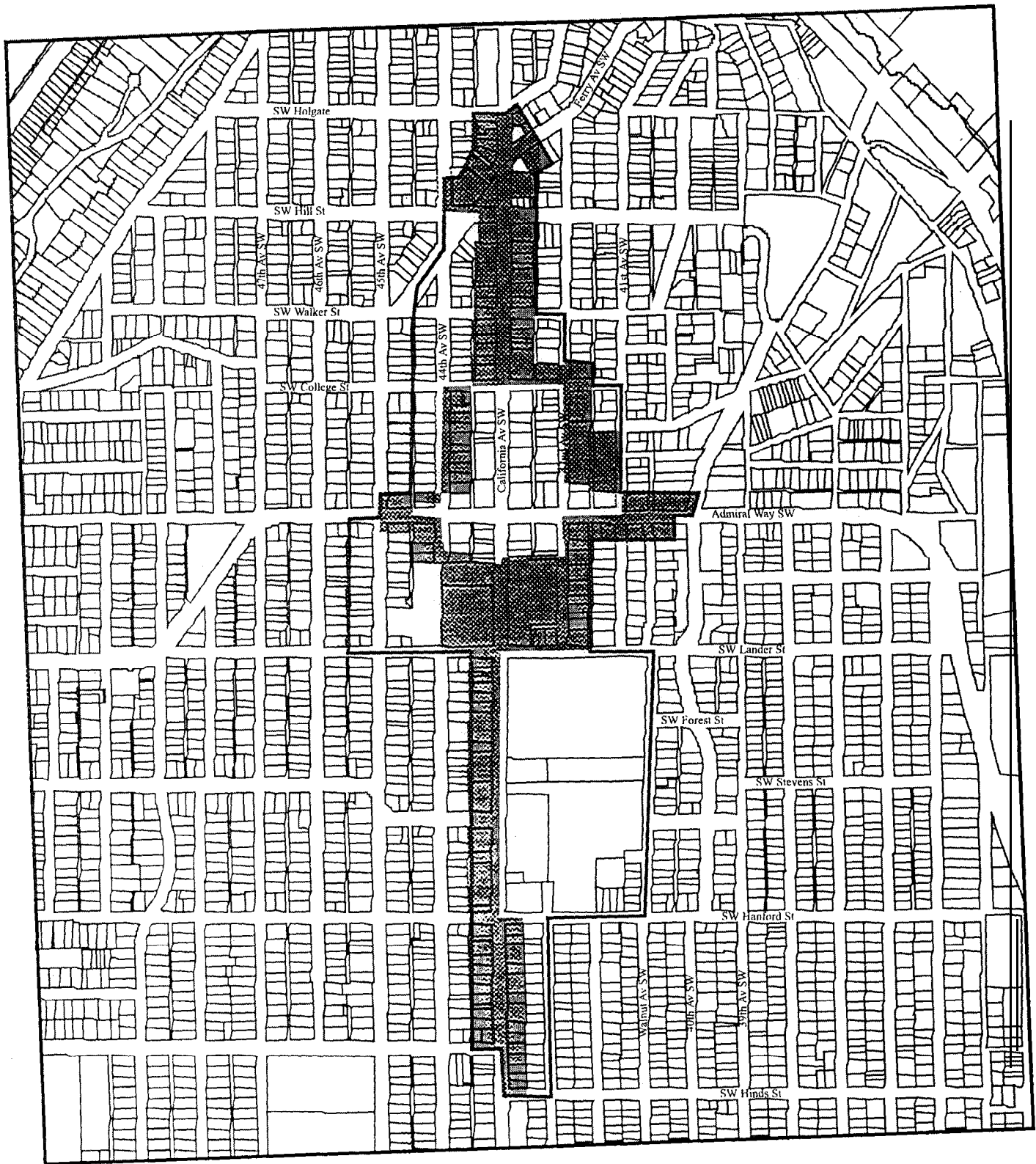
Refer to the Admiral Design Guidelines in the appendix of this Plan for specific treatment of development in the transition parcels.

## **F. Land Use**

- Goal 1.2:** Land use within the residential urban village should conform to the Admiral neighborhood's vision of itself as a pedestrian oriented small town, or urban center.
- Policy 1.8:** Public assisted housing, within the Admiral neighborhood, should be dispersed, small scale and aesthetically integrated to be in keeping with this small town image. This will require a change to the Seattle Land Use Code.



Key Strategy Figure 18 - Hiawatha Park Entries to be Enhanced  
Admiral Residential Urban Village

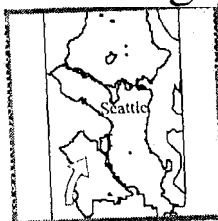


## Key Strategy Figure 19 - Transition Parcels Admiral Residential Urban Village




Our view of Seattle



Angelo  
Architecture



Vicinity Map

-  Parcels **Abutting** Single Family Zoning
-  Residential Urban Village Boundary
-  Land Parcels

**Recommendation 1.24:** To enhance our existing character, generic chain stores should be discouraged. Franchise stores should be modified to address the unique characteristics of the Admiral neighborhood. Refer to the Admiral Design Guidelines for direction on how to achieve the unique Admiral neighborhood character.

**Recommendation 1.25:** The community favors small commercial retail businesses that serve the needs of the local community. Large commercial uses, not fitting the Admiral community small town character, should be discouraged as threats to the desired Admiral neighborhood character.

The Admiral Planning Coalition volunteers who developed this plan, identified which land uses do and do not conform to the community's vision.

**Policy 1.9:** Although current zoning allows the following land uses, the majority of the Admiral Planning Coalition felt they were not in character with the community's vision and goals. Because the following uses are not in character with the community, they should not be allowed within the pedestrian oriented Admiral Residential Urban Village. This will require a change to the Seattle Land Use Code.

1. The following uses and facilities do not cater to pedestrian traffic and do not use land within the residential urban village to its best potential for the community.
  - A. Ambulance Service Providers
  - B. Drive Through Facilities
  - C. Emergency Medical Care
  - D. Gas Stations
2. The following are neither in keeping with the current retail customer base nor the desired character of the Admiral Residential Urban Village.
  - A. Check Cashing / Payday Loans
  - B. Pawn Shops, whether traditional or contemporary
3. Automotive Parts and Accessory Sales do not cater to pedestrian traffic and do not use land within the residential urban village to its best potential for the community. A citywide concern for this use is the need for additional treatment of surface runoff due

to the amount of oil and other automotive fluids spilt on the parking surfaces.

4. Car Washes do not cater to pedestrian traffic and do not use land within the residential urban village to its best potential for the community. A citywide concern for this use is the adverse impact to adjoining properties due to the loud car stereo noise of the customers using the self-service facilities.
5. Hospital's scale is not in keeping with Admiral neighborhood's small town image.
6. Sales and Rental of Motorized Vehicles do not cater to pedestrian traffic and do not use land within the residential urban village to its best potential for the community. The Coalition's concern is that large parking lots are not in keeping with the desired character of the Admiral neighborhood and that larger scale facilities are also out of character with the neighborhood's desires.

**Policy 1.10:** Following are land uses the Admiral Planning Coalition felt were potentially detrimental to the Admiral neighborhood. The issues of concern are noted as well as proposed solutions. This will require a change to the Seattle Land Use Code.

1. For the following, there are other neighborhoods within Seattle that are better suited for this use. Desired amenities and public transportation service for this use are underdeveloped within the Admiral neighborhood. A citywide concern for this use is that inadequate management of these facilities has an adverse impact on the neighborhood. Proper management and policing would address the Admiral Planning Coalition's concerns.
  - A. Adult Family Homes
  - B. Emergency and Transitional Housing
2. The following larger facilities are not in keeping with the small town character of the Admiral community. Larger scale facilities could, through scale reducing design techniques, be compatible with the neighborhood.
  - A. Government Buildings
  - B. Light Manufacturing
  - C. Research and Development Laboratories
  - D. Roller Skating or Ice Skating Rink,
  - E. Theaters Larger than Four Screens

3. Blueprinting and Photostatting Stores, because smells from these uses often escape to adjoining properties. The Coalition agrees that with proper management and policing this concern can be addressed.
4. Nursing Homes with a Maximum of Eight Residents: Facilities of this nature have a greater parking impact than is accommodated by the currently required parking requirements. Requiring additional parking within the Admiral neighborhood would address this concern. The Coalition feels nursing homes should be dispersed, small scale, and aesthetically integrated to be in keeping with the Admiral neighborhood small town image.
5. Nursing Homes: The Coalition's concerns were that the design of these facilities are generally out of character with that of the Admiral Residential Urban Village, the parking required for these facilities is inadequate, and a concentration of these facilities would adversely effect the character of the community. The character of these facilities is addressed with Admiral's Design Guidelines. Requiring additional parking within the Admiral neighborhood would address this concern. The Coalition feels nursing homes should be dispersed, small scale, and aesthetically integrated to be in keeping with the Admiral neighborhood small town image.
6. Park and Pool Lots (For Car Pooling, not Park-and-Ride): Within the Admiral neighborhood, adequate parking is necessary. Parking lots for commuting have a marginal benefit to the commercial aspect of the neighborhood. If, however, the lots are designed per the design guidelines their impact will be minimized.

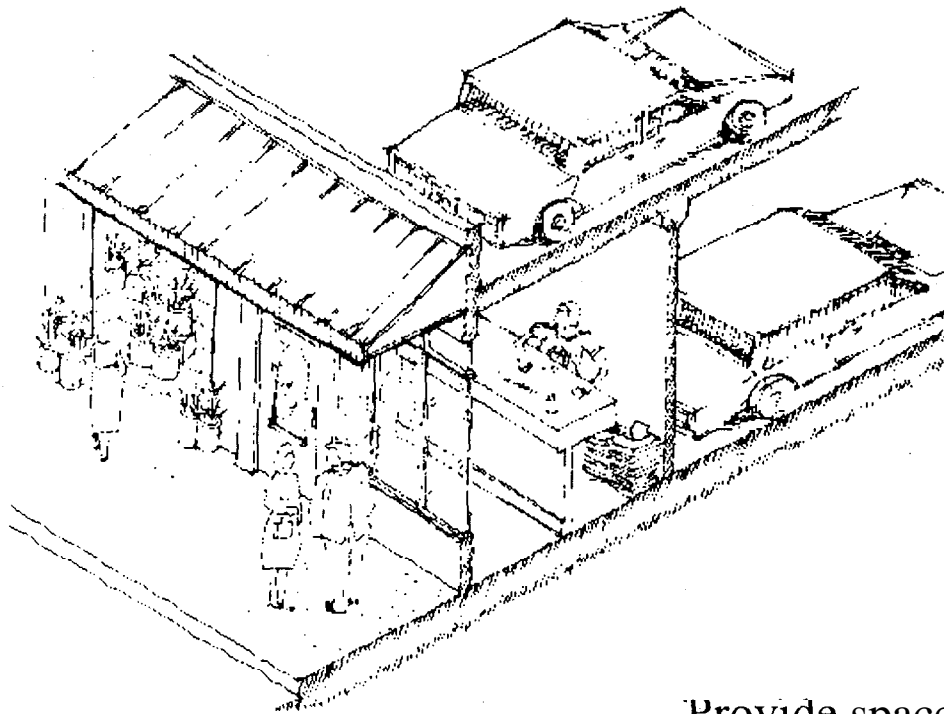
## **II. PUBLIC DESIGN ELEMENTS**

**Goal 1.3:** Enhance the Community's Identity.

Part of Admiral Residential Urban Village's village-like identity results from the qualities of its public spaces including: streets; sidewalks; parks; and schools. This Plan identifies which elements are important to the community and suggests developing guidelines for maintenance and/or improvement of these facilities. The Public Design Element should reinforce the elements described in the Admiral Residential Urban Village Character Plan noted above.

**Objective 1.1:** Ensure that the design of private development and public spaces support each other to enhance and reinforce Admiral





Graphics from Design Review:  
Guidelines for Multifamily &  
Commercial Buildings, October  
1993. City of Seattle. Page 48

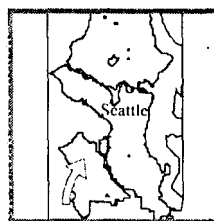
Provide space  
for pedestrian  
oriented businesses  
along parking  
garage frontage.

## Key Strategy Figure 15 - Proposed Above Grade Parking Structure Configuration in the Core Commercial Area

*Our view of Seattle*

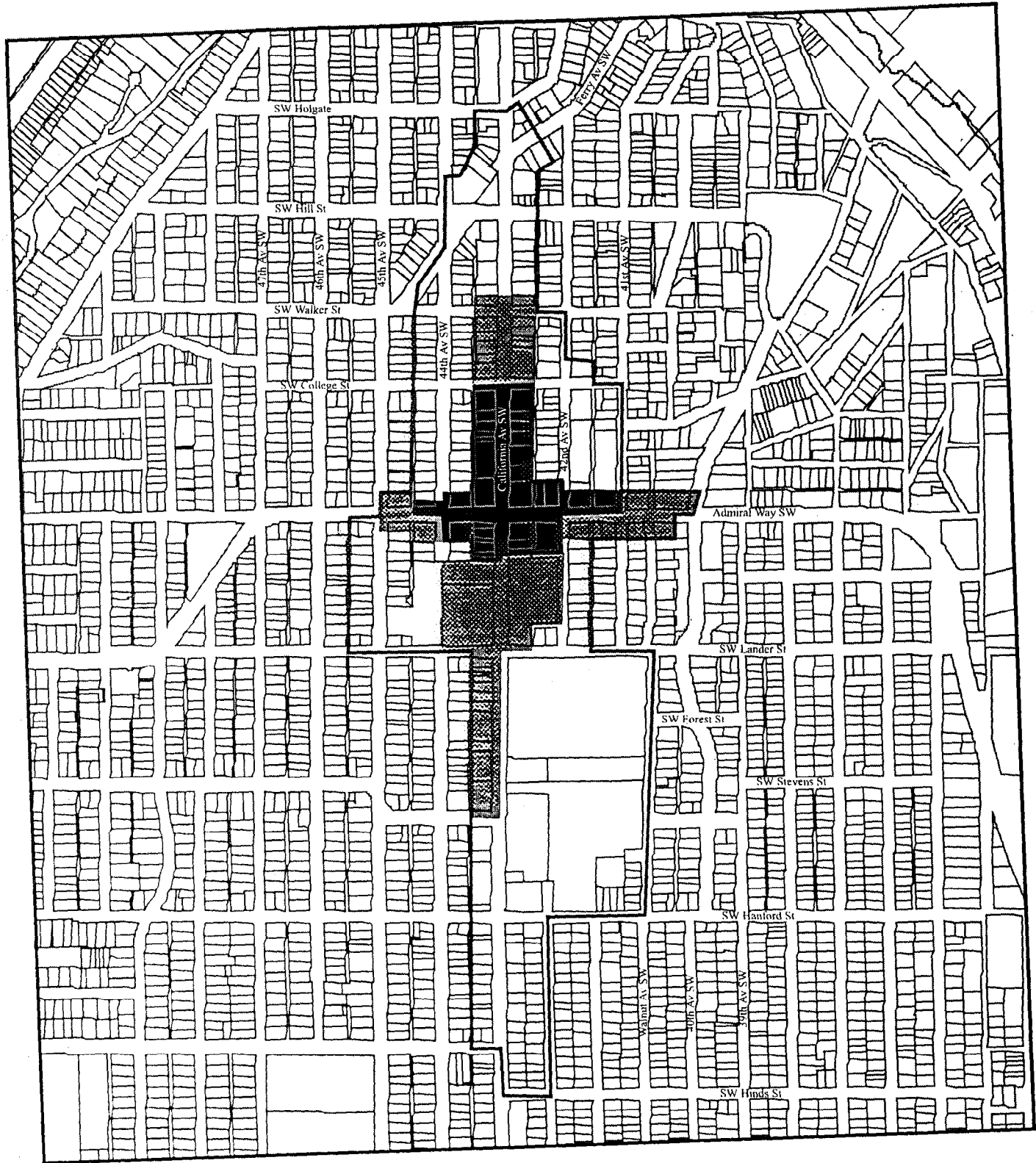


Angelo  
Architecture



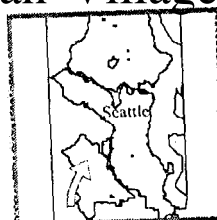
Vicinity Map

Admiral Residential  
Urban Village



Key Strategy Figure 16 - Core Commercial Area  
Admiral Residential Urban Village

Our view of Seattle



Vicinity Map

- Core Commercial Parcels
- Parcels Abutting Single Family
- Zoning in the Core Commercial Area
- Residential Urban Village Boundary
- Land Parcels

community's identity.

**Recommendation 1.251:** Define locations for new pedestrian lighting fixtures to be installed on sidewalks. Provide energy efficient high quality lighting.

**Recommendation 1.26:** Adopt guidelines for the design of public elements. These could include:

- light standards,
- outdoor benches,
- paving treatments,
- directional signage and
- other public amenities.

**Objective 1.2:** Identify a symbolic focus for community pride and economic development.

### III. ADMIRAL DESIGN GUIDELINES

The Admiral Planning Coalition developed Admiral neighborhood specific design guidelines that reflect their collective goals and future vision for the Admiral neighborhood. The guidelines they developed are included in the appendix of this plan.

The Admiral Planning Coalition has several recommendations concerning design review. First, the Admiral Planning Coalition is recommending that the design review process be extended to include new construction within L1 and L2 zones within the Residential Urban Village. The Admiral Planning Coalition is also recommending the threshold for design review be reduced to include all new development and exterior remodels. The input Admiral Planning Coalition received, during Phase I and II, indicated strong community concern about the character of new mixed-use development. This concern was particularly strong with regard to the impact that new multifamily development has on adjacent existing single family development. There are many instances where NC3, L3, L2 and L1 immediately abut existing single family. When adopted, these guidelines will supplement the City's existing design review process.

**Recommendation 1.28:** The Coalition strongly recommends that the City continue to exempt single family development on single family zoned property from the design standard process. A key element of the existing Admiral neighborhood character is the diversity in size and style of detached single family buildings.

To better ensure that future development in the Admiral neighborhood better addresses the community's version of their future, the following are recommended:

**Policy 1.11:** Apply the Admiral 1998 Design Guidelines to projects in land zoned L3 outside the village and inside the outreach area. See Introduction Figure 2, Outreach Area Map. This will require a change to the Seattle Land Use Code.

**Policy 1.12:** Any rezone to L3 or higher, proposed within the outreach area, should include compliance with the Admiral 1998 Design Guidelines as a condition of the rezone. This will require a **change** to the Seattle Land Use Code.

**Policy 1.13:** Reduce the threshold for design review to include all new development and exterior remodels. This will require a change to the Seattle Land Use Code.

**Objective 1.3:** Have meaningful community involvement in the location and design of commercial and multi-family development proposals.

The Admiral Planning Coalition felt the existing design review process does not adequately address the community's concerns. The following policy changes are recommended to make the process more responsive to community concerns.

**Policy 1.14:** Add a new design review district with a boundary corresponding to the Admiral Planning Outreach boundary. See Introduction Figure 2. Outreach Area Map. This will require a change to the Seattle Land Use Code.

**Policy 1.15:** The members of a design review board must live, work full time, or own property within the design review district whose board they serve on. One of the "at large" positions, however, must be from outside the district to give a regional perspective to the board. A second "at large" position member may also be from outside the district. This will require a change to the Seattle Land Use Code.

**Policy 1.16:** If a local design review board finds it is unable to expedite their reviews in a timely manner, four out of five of the local board members may petition the Director of DCLU to reassign a design review project with the local community representative and local business representative reviewing development only within their d i s t r i c t .

**Policy 1.17:** Change the zones for which design review applies to include L1 and L2 within the Admiral Residential Urban Village. This will require a change to the Seattle Land Use Code.

**Recommendation 1.29:** Adopt neighborhood Design Guidelines to supplement the City's Existing guidelines. The guidelines will address specific priorities and recommendations concerning:

- Transitions between zones and.
- walkability of the Admiral Business District

Admiral's Design Guidelines are included in the appendix to this plan

#### **IV. LAND USE**

The City's preliminarily designated Admiral Residential Urban Village included areas zoned as single family. This boundary raised many concerns during Phase I about the future of these single-family areas. The Admiral Planning Coalition considered several options to preclude expansion of multi-family zones and address the transition between multi-family and single family developments. The design guidelines described above are one approach. The following objectives and recommendation suggest a corresponding approach.

**Goal 1.4:** An Admiral neighborhood that is a predominately single-family housing community.

**Objective 1.4:** Maintain existing single-family zoning outside the Residential Urban Village.

**Recommendation 1.30:** Do not allow. Small Lot Zoning within the Admiral planning outreach area. See Introduction Figure 2, Outreach Area Map.

**Policy 1.18:** Land use code changes that take effect automatically, unless a neighborhood plan provides otherwise, shall not take effect within the Admiral planning outreach area. See Introduction Figure 2 Outreach Area Map. This will require a change to the Seattle Land Use Code.

**Goal 1.5:** A high quality, diverse neighborhood where developers and businesses benefit from sustaining excellence and for filling local needs.

The Admirai neighborhood's vision describes a community where residents can meet their needs for many goods and services locally.

**Recommendation 1.31:** Encourage the West Seattle Chamber of Commerce and the Admiral Community Council to promote the Admiral neighborhood as a high quality, diverse neighborhood where developers and businesses benefit from sustaining excellence and for filling local needs.

## **V. COMMUNITY ACTIVITIES**

**Objective 1.5:** Identify a process beyond physical planning that will bring added value to the Admiral neighborhood.

**Recommendation 1.32:** Support participation in the Admiral Community Council and other neighborhood organizations.

- Get the word out about what the Community Council and other organizations do, when they meet and how people can get involved through newsletters, special events and word of mouth.

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